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the family estate agents

Offers in the Region of  
**£115,000**

EPC Rating: D

## 11 Waterside Road

Barton-Upon-Humber, North Lincolnshire, DN18 5BH  
2 Bedroom Mid-Terrace House



- ✓ A SUPERB TRADITIONAL MID-TERRACED HOUSE
  - ✓ FULLY REFURBISHED
  - ✓ TWO RECEPTION ROOMS
  - ✓ MODERN FITTED BREAKFASTING KITCHEN
    - ✓ TWO BEDROOMS
    - ✓ COURTYARD GARDEN



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A traditional bay fronted mid-terrace house offering well proportioned and presented accommodation that is ready to move straight into.

## GROUND FLOOR

### FRONT ENTRANCE HALLWAY

With a front uPVC double glazed entrance door with inset pattern glazing, meter box cupboard, traditional straight flight staircase leading to the first floor accommodation with grab rail and door leads through to:

### FRONT LIVINGROOM

Measures Approx. 2.96m x 3.56m (9' 9" x 11' 8"). With a projecting double glazed bay window, handsome Victoria style cast iron light flame gas fire with inset tiled detailing, projecting tile heart with mahogany surround and projecting mantle and wall to ceiling coving.

### SITTING ROOM

Measures Approx. 3.82m x 3.97m (12' 6" x 13' 0"). With a rear uPVC double glazed window, feature open fronted gas fire with mahogany display surround and mantle, large under stairs storage cupboard, wall to ceiling coving and an internal glazed and panelled door leads through to:

### LARGE DINING KITCHEN

Measures Approx. 5.98m x 2.09m (19' 7" x 6' 10"). With two side uPVC double glazed windows, side uPVC double glazed entrance doors with inset pattern glazing allows access to the rear garden, the kitchen enjoys an extensive range of oak effect low level units, drawer units and wall units of a shaker style with brushed aluminum style pull handles, integral fridge freezer, with a patterned rolled edge working top surface with tiled splash back and gas cooker with overcanopied extractor, inset stainless steel sink unit with chrome block mixer tap with butcher block surround, tiled effect cushioned flooring, wall mounted back set Duo-tec gas fired condensing central heating boiler and sliding door leads through to:



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## CLOAKROOM

Measures Approx. 1.13m x 2.07m (3' 8" x 6' 9"). With a low flush WC, wall mounted wash hand basin, plumbing available for an automatic washing machine and tiled flooring.

## FIRST FLOOR LANDING

Allows access of to:

## FRONT DOUBLE BEDROOM 1

Measures Approx. 3.98m x 3.61m (13' 1" x 11' 10"). With a front uPVC double glazed window, wall to ceiling coving, built in over stairs storage cupboard with loft access.

## DOUBLE BEDROOM 2

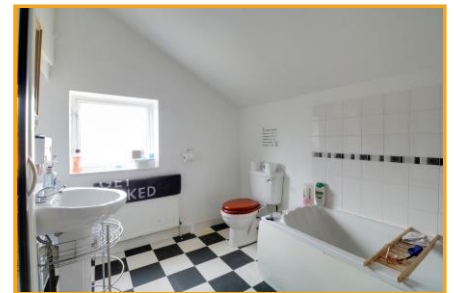
Measures Approx. 3.77m x 2.89m (12' 4" x 9' 6"). With a rear uPVC double glazed window and wall to ceiling coving.

## BATHROOM

Measures Approx. 2.86m x 2.43m (9' 5" x 8' 0"). With a rear uPVC double glazed window with inset pattern glazing, enjoying an attractive three piece suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted panel bath with surrounding tiled walls, tiled effect cushion flooring, chrome towel rail and fitted airing cupboard.

## GROUNDS

The property sits with low maintenance courtyard gardens with the front being concrete laid with walled boundaries. The rear is fully enclosed and hard standing with rear gated access allowing access onto the road.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

## DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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